

# Census and Economic Information Center

Volume 1, Issue 2, Spring 2005

Montana Department of Commerce

## RECENTLY RELEASED

- [Educational Attainment 2004](#)
- [2002 Economic Census Reports](#)
- [State Population Estimates by Age/Gender](#)

## UPCOMING RELEASES

- County Population Estimate 2004 April-May
- County Personal Income, 2001-2003 (April 27)

## CEIC WEB SITE

Visit CEIC's [What's New](#) web page for all the updates

- Counties with High Population Growth
- Population for Montana American Indian Reservations 1970 to 2000
- Compensation by Industry
- Zip Business Patterns



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## Turning Data Into Knowledge

Pam Harris, Bureau Chief

In our Spring issue, we cover a variety of topics related to recently released statistics. In our "Economic News," read about trends between the 1997 and 2002 Economic Census data for selected industries. Montana now has eleven reports available with more to come this spring and summer. Census Bureau and CEIC staff will provide education and training in how to use these new data with the first Economic Census Workshop taking place at the Montana Economic Developers Association Conference (MEDA) in Glasgow on April 28th. We hope to offer another Economic Census workshop in Helena with other workshops planned for the fall.

In our "What the Numbers Say," find out how Montana compares nationally in the 65 and over population and the "baby boomer" population. Turn to pages two and three to view these numbers on our customized data maps.

Another hot topic, discussed in our feature article "Aspen...in Montana?" starting on page four, is affordable, or lack of affordable, housing in the state. Read what the latest statistics show and what this means to the state of housing as a whole.

As always, there are lots of data on our web site and a good place to start is our [What's New](#) web page. Take a look! ■

## What the Numbers Say

### *Are Boomers Booming in Montana?*

Christie Wolfe, Research Technician

Is all the recent attention to pending Baby Boomer retirement warranted? The numbers say yes, the boom is real and rapidly approaching. According to the Department of Health and Human Services, Administration on Aging, the numbers are unprecedented in history. No longer an ominous prediction foretold by demographers since the early 1960's, the impact of the aging Boomer population is a nation-wide trend that seems to be accelerated in Montana. State comparisons rank Montana 3rd highest in aging population. The U.S. Census Bureau reports that our state is home to 13.7 % of people ages 65 years and older, known as the Swing generation. On their tail are the Boomers, people ages 45-64, who make up 27.9% of our population. The Boomer population is currently more than double the Swing generation. That translates to a current population where roughly one out of every four Montanans is between the ages of 45 and 64. The dramatic shift in the age base of our population will change the economic dynamics of our state. The long-term implications of the age shift on Montana will mean a dramatic change to the way we live, from employment and health care to housing and transportation. (See Data Maps, on pages 2 & 3) ■

## In This Issue:

### Features:

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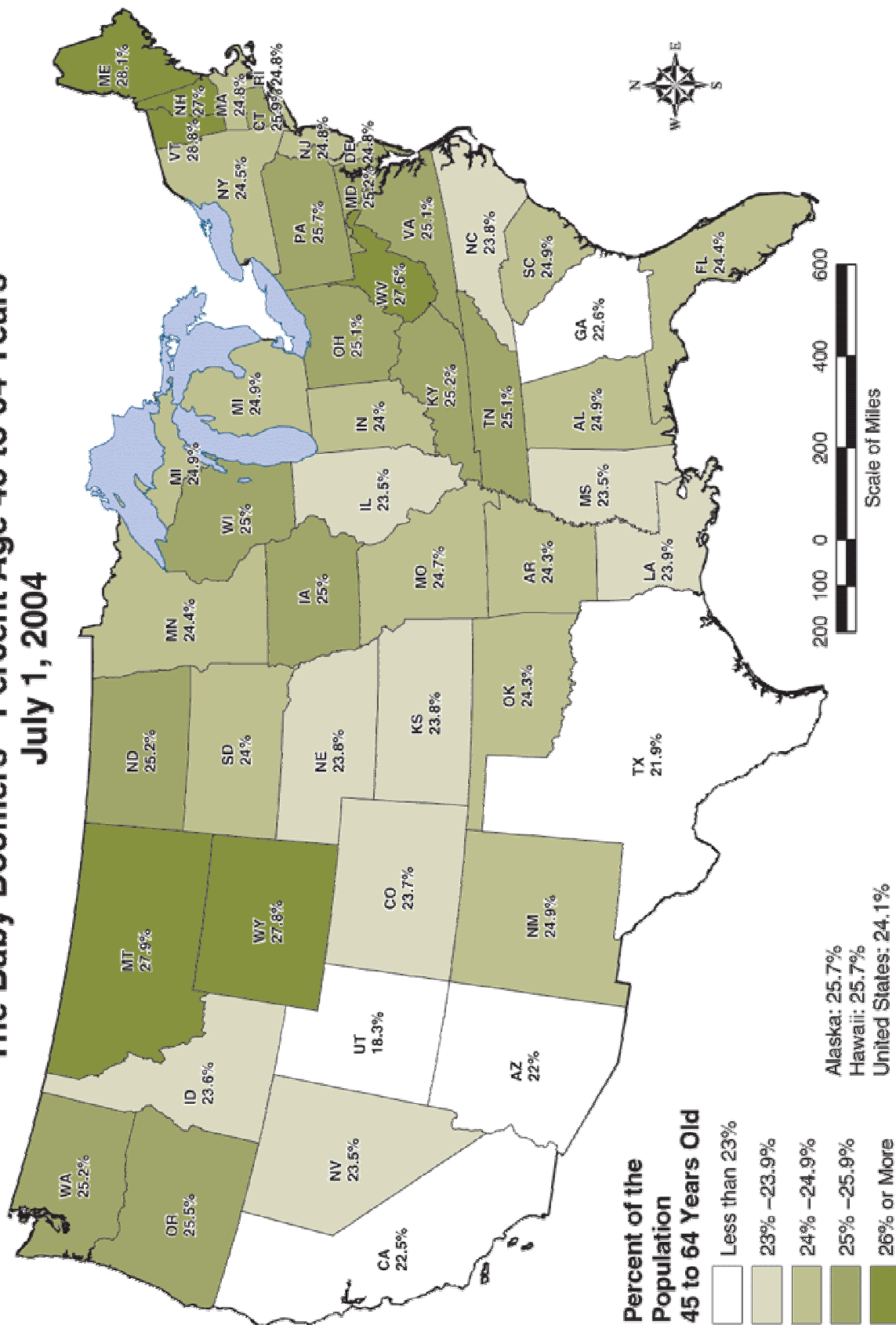
*Aspen...In Montana?*

*"As a general rule, the most successful man in life is the man who has the best information."  
Benjamin Disraeli*

# POPULATION ESTIMATES

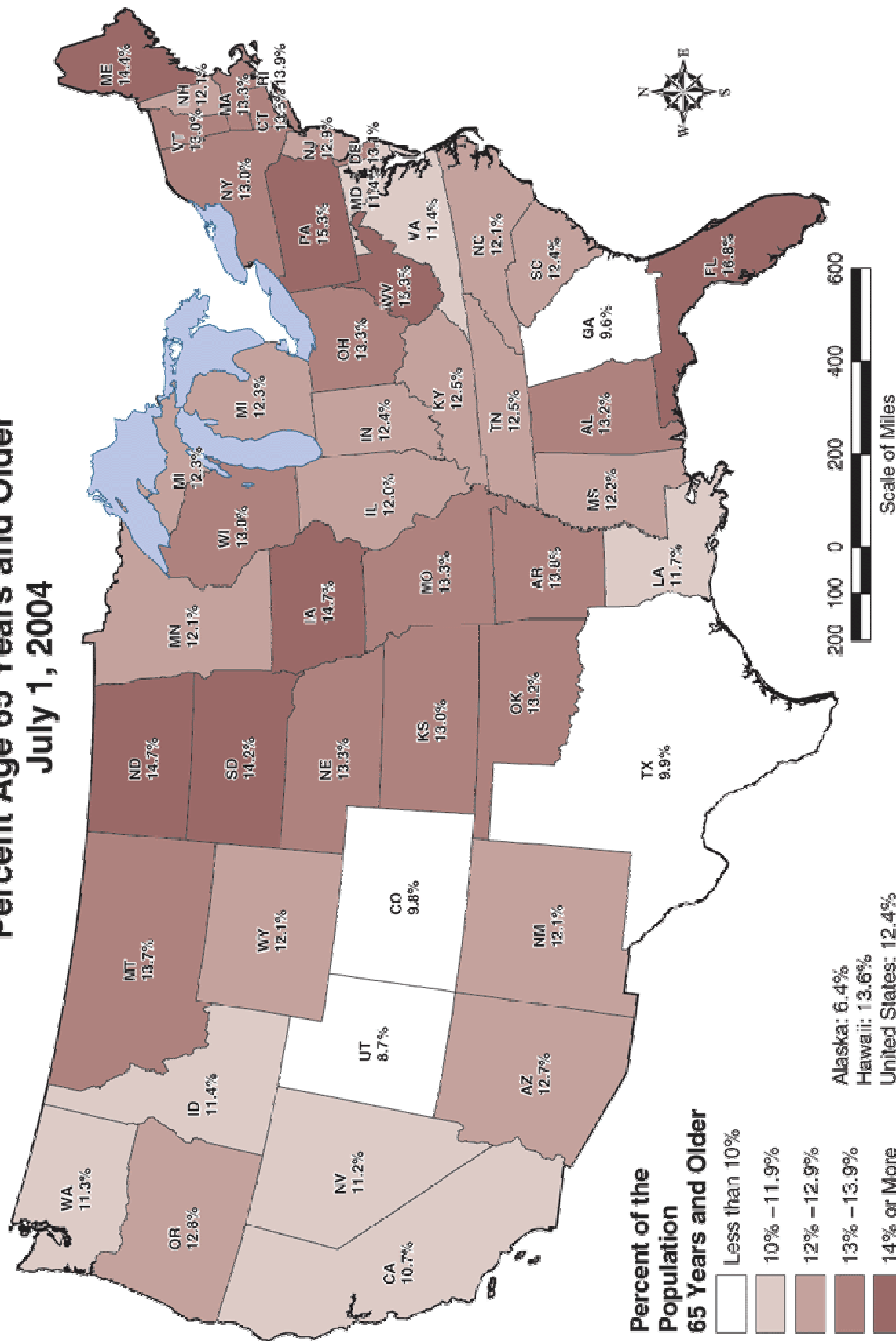
## The Baby Boomers –Percent Age 45 to 64 Years

### July 1, 2004



Source: U.S. Census Bureau, Population Estimates Program, Table 1-RES: Estimates of the Resident Population by Selected Age Groups for the United States and States and for Puerto Rico: July 1, 2004. Map created by: Census & Economic Information Center, Montana Department of Commerce, 301 S Park Av, Helena MT 59620. Phone: 406-841-2740. Email: [ceic@mt.gov](mailto:ceic@mt.gov), Web: <http://ceic.mt.gov>, March '05 - States4Boo4Pop.mxd

# POPULATION ESTIMATES Percent Age 65 Years and Older July 1, 2004



Source: U.S. Census Bureau, Population Estimates Program, Table 1-RES: Estimates of the Resident Population by Selected Age Groups for the United States and States and for Puerto Rico: July 1, 2004. Map created by: Census & Economic Information Center, Montana Department of Commerce, 301 S. Park Ave, Helena MT 59620. Phone: 406-841-2740. Email: [cec@mt.gov](mailto:cec@mt.gov). Web: <http://cec.mt.gov>. March '05 - StatesGEOPop.mxd

## Aspen...in Montana?

Andrew Geiger, Research Analyst

Back in the 1930's when W. Averell Harriman, Chairman of the Union Pacific railroad, built the original Sun Valley lodge near Ketchum, Idaho, he invited the likes of Ernest Hemingway and Gary Cooper to the digs in the hopes of using photographs of the rich and famous in publicity promotions to bring customers to the remote operation. Since then, such rarified mountain resort towns have transitioned from a place where ski and outdoor enthusiasts might go for a winter getaway, to exclusive zip codes where the moderate to ultra wealthy can buy second and third homes intended to be inhabited no more than a few weeks a year. And while those of us of more modest means can still find ways to access the slopes for a couple of days at a time, these communities are struggling with ways to find affordable housing for year-round workers who are essential to keeping basic public and private services functioning.

To be sure, the economics of wealth have always created exclusive pockets of housing where domestic personnel and laborers and police officers are shipped in on a daily basis, but these areas are most often proximate to large metropolitan centers where affordable and middle-class housing can be found. Resort towns throughout the Rocky Mountain West are typically in scenic hamlets where housing options can be few. Montana is not excluded from this trend, with vacation home purchases in places like Gallatin, Ravalli and Flathead counties impacting regional housing prices. This forces local officials and community planners to find new approaches toward how and where people live. Yet in many ways Montana is at an advantage, as we can look to lessons learned in places like Jackson Hole and Sun Valley...and Aspen.

Pitkin County, Colorado, home to Aspen, is ground zero in this effort. Even the term *affordable housing* must be defined in an entirely different context for Aspen. Figures from the 2000 Census show that of all the vacant houses on the market countywide, 94% of them had asking prices of a million dollars or more (100% of the homes on the market in Aspen proper were in this category). Daunting numbers indeed, yet when you dig a little deeper into the data one gets a much better perspective of what Aspen has been able to accomplish through a private/public partnership in addressing the issue. Joyce Allgaier, the Deputy Director for the City of Aspen's Department of Community Development, says that affordable housing is always a part of the dialogue within the community. "In many ways I think it's equalized people, we think of ourselves as all being part of a similar struggle." She cites the fact that doctors and lawyers (and even humble urban planners) can qualify for the program they call (Aspen...continued on page 5)

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## Economic News

### *2002 Economic Census: Industry Series - Coal*

Susan Ockert, Economist

As the sixth largest producer of coal in the nation, Montana's coal is not only a source of energy in the Treasure State, but also of employment and tax revenue. With coal shipments valued at \$332 million, the coal industry employed 752 Montana workers in 2002 who earned over \$40 million in annual payroll.

Data on coal production plus all other Montana industries can be found in the 2002 Economic Census compiled by the U.S. Census Bureau. Industry Series reports provide detailed information not typically available in other public sources. For example, as noted above, there are 752 workers employed by the coal industry. Of that number, 667 are production, development and exploration workers who worked over 1.4 million hours and received almost \$35 million in pay. The Montana coal industry purchased nearly \$100 million in supplies, invested nearly \$11 million in capital expenditures, and added \$245 million in value to coal.

Economic Census reports are available for 1992, 1997, and 2002 at the U.S. Census Bureau website <http://www.census.gov/econ/census02>. Comparisons, though, between 1992, 1997 and 2002 can be problematic. For example, the classification of industries has changed from Standard Industrial Classification (SIC) to the North American Industrial Classification System (NAICS) between 1992 and 1997. Furthermore, NAICS was updated between 1997 and 2002. (Coal...continued on page 6)



## Aspen Continued:

Resident Occupied housing, which can qualify people with incomes well into the six figures. Allgaier clearly sees this as an issue that affects the entire community, including businesses. "When people can't live where they work, they don't tend to become the best workers, which is why area businesses see the need to become involved," she says. As one example, a local bank recently purchased a number of condominium units reserved for their own employees. In addition to encouraging area businesses to get into the mix, and the City's ongoing housing program, planners negotiate a certain percentage of affordable housing with each new development plan that is proposed. The data shows these efforts are being rewarded. While figures from the City show that the average asking price for a house on the "open market" is around \$2.5 million, the median price is much, much lower once affordable housing options are included in the total dollar amounts.

While these numbers might seem far beyond anything we are seeing in Montana, Tom Jentz, the Director of the Tri-City Planning Office serving Kalispell, Whitefish and Columbia Falls, sees a parallel. "The truth is, although we used to joke about how we'd never be Aspen because we had more land, we're exactly like Aspen or Jackson Hole used to be twenty years ago," Jentz says. He sees this squeeze as being particularly hard on young adults, citing the "hourglass" shape of the Flathead Valley's population curve. "It's just getting harder and harder for someone to graduate from high school and get a job and be able to secure housing that fits their budget," he says. This situation, of course, has an immediate impact on service professions that serve both the tourism industry and the second home constituencies that are prevalent throughout the Flathead Valley, but especially in Whitefish. But Jentz points out that while this dynamic presents challenges in housing, there are benefits to be gained, citing a new library, performing arts center and a covered hockey rink that were recently finished in Whitefish, with 90% of the funding coming from private donations. "Obviously, people with more means were a big part of that effort," he says.

***"The truth is, although we used to joke about how we'd never be Aspen because we had more land, we're exactly like Aspen or Jackson Hole used to be twenty years ago."***  
***Tom Jentz,***  
***Director of Tri-City Planning.***

In many ways, the geography of Big Sky presents some of the largest challenges regarding housing for people working in the tourism industry. While Census figures show us that Gallatin County has the highest median housing value in the state, at \$143,000, the numbers really climb up in the Big Sky area, where the median housing value is \$246,100. The only other part of Montana to break \$200,000 for median housing cost was Kings Point (on Flathead Lake), although this might be largely explained by the small number of housing units available. Yet the Big Sky example clearly demonstrates the need to have a workforce that is "on the mountain" or close by, with it being largely infeasible to rely on a majority of workers coming from the Four Corners area or Bozeman (especially in winter). To address this business reality, the Big Sky Resort built housing for its seasonal employees, which climb from 150 to 900 during ski season. Dax Schieffer, of Big Sky Resort, says that housing for Resort employees is more or less the first layer of how they approach affordable housing. "The housing we provide for our employees is basically part of the compensation package, a way to recruit top qualified people during our season...but we value the issue of affordable housing beyond our employee base," he says. He cites several housing projects in which land from the Resort was sold to developers at a cost level appropriate to the affordable housing stipulations in the contract. "We think this type of a project has a positive effect in the larger community," Schieffer says.

So while Montanans may have been dutifully resisting this growth within the Rocky Mountain West, our ski resorts and other natural attractions have been discovered by people who want to locate second, third or fourth homes here; the lessons from other states show us there is nothing (even wishful thinking) that can reverse this trend. Yet planners, local officials and businesses who see the impact at the ground level are taking positive steps, and we know from looking to places like Aspen that this type of long range planning can help mitigate the problems associated with fast paced, wealth inspired growth. And Joyce Allgaier, of Aspen, has one final bit of advice for the *last best place*, "Start now and network with the business community before affordable housing becomes a really big problem...and with carefully planned projects that suit your community profile, you can have affordable housing units that fit-in with million dollar homes and provide an attractive place for people from different income levels." Based on the types of numbers that come across her desk, I'd say she knows of what she speaks. ■



## Coal Continued:

Definitions of data categories have also changed. In 1997, the Shipments/Receipts for Services Value description stated that the item “covers the net selling values, f.o.b. mine or plant after discounts and allowances.” Several more paragraphs describe how Shipments/Receipts are measured. However, in 2002, the definition was simplified: “Includes the total value of all products shipped that are classified as primary to an industry and includes those that were shipped by all mining and manufacturing establishments regardless of their industry classification.”

Despite these drawbacks, the Economic Census provides valuable information on Montana’s economy. Partial Industry Series reports are available for the mining, construction and manufacturing sectors, with other series to be released later this year. These are accessible using American FactFinder (<http://factfinder.census.gov/>), an online source of census data. These reports are further subdivided into Employment Statistics for Establishments, General Statistics for Establishments, and Product Class Shipments or Receipts for Services.

Employment Statistics reports differentiate between production and administrative workers, divides employment into quarters, calculates an average employment figure, and provides production workers and total payroll. General Statistics reports specify the value of the activity, the value added by the establishments, costs of materials used, capital expenditures made and the year-end value of assets. Product Class Shipment Reports identify the major state producers of the product, the 1997 and 2002 shipment values plus the total U.S. shipment value.

Geographic Area Series reports are also available for selected states. Of the 18 categories delineated by NAICS, eleven of Montana’s have been completed. Initially, these reports are released in PDF format then are posted on American Fact Finder. All Montana PDF reports are located on the Census and Economic Information Center Economic Census web page at <http://ceic.mt.gov/EconCen.htm>. ■



At the invitation of the Fort Peck Library in the Fort Peck Community College, the U.S. Census Bureau and the Census and Economic Information Center (CEIC), Montana Department of Commerce will present an American Indian Statistics Workshop.

**Friday, April 29<sup>th</sup>, 2005**  
**Wolf Point, Montana**

This half-day, hands-on computer workshop is for Tribal representatives or anyone who utilize census data for planning, research and grant writing. It provides experience in finding and using census maps and small area data. Participants will be exposed to various census data products for American Indians. Workshop also includes instruction in accessing the Census Bureau’s web site and the Census & Economic Information Center’s web site. This workshop is free of charge.

**Registration information available on CEIC’s web site.**

[Click Here for More Information](#)

